

## Minutes



### Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

**September 21, 2011  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on September 21, 2011, at 5:30 p.m. in the Council Chamber at City Hall, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Kevin McGlaun	*	Chair
Clete McAlister	*	
Brandon Hill	*	
Charla Hawkes Vinyard	*	Commissioners
Vera McKissic	*	
Suzanne Key	*	
Larry Fowler	*	
Samuel Smith, III	*	
Jim Parajon	*	Director, Community Development and Planning
Gincy Thoppil	*	Planning Manager, Community Development and Planning
Mack Reinwand	*	Assistant City Attorney

#### Absent:

Maurice Barksdale

- I. Called to order at 5:30 p.m.
- II. Pledge was led by Commissioner Vinyard.
- III. Minutes of September 7, 2011 CIPAC Meeting and September 7, 2011 P&Z Regular Session were approved.
- IV. PUBLIC HEARING FOR ZONING CASES

- A. **CONTINUED (from 9-7-11)** Zoning Case PD11-9  
(Atmos Service Center - 1500 Tech Centre Parkway)

Application to change the zoning on approximately 11.697 acres from Business Park Overlay-Planned Development (BP-PD) for Community Service (CS) uses limited to inside recreation and ancillary uses of office, retail, and restaurant with Airport Overlay 1 (AP1), with a Development Plan to Business Park Overlay-Planned Development (BP-PD) for all Business Park Overlay-Business (BP-B) uses plus gasoline sales and accessory outside storage of service vehicles with Airport Overlay 1 (AP1), with a Concept

Brief; generally located south of Tech Centre Parkway and west of New York Avenue.

Justin French, Planning Project Manager I/Development, presented this case.

Present to speak in support of this case was Robert Baldwin, 6035 Vanderbilt, Dallas. He stated that he is representing Atmos. He mentioned that he wanted to add to the concept brief that the roof will be standing metal seam, all roofs will be pitched, the fence will be masonry matching the building, and all mechanical equipment will be screened. He said that anything stored in the back will be screened from view of the residential. He stated that in the back it will be tubular steel with masonry, having plants on the outside, and will be opaque. He mentioned that there will be a small monument sign. He said that the service bays will be screened.

Chair McGlaun commented that he appreciated the applicant working with staff to make this work for everyone. He added that he also wanted to thank staff for helping with the process.

Brandon Hill made a motion to approve Zoning Case PD11-9 with the following stipulations:

- 1) Minimum roof pitch on all buildings including the office, warehouse, and CNG facility shall be 4:12;
- 2) Standing seam metal will be used as the roofing material;
- 3) The eight-foot fence and the masonry columns for the steel tubular fence shall have two colors of brick matching the building; and
- 4) All mechanical equipment shall be screened from public view.

Seconded by Charla Hawkes Vinyard, the motion carried with a vote of 8-0-0.

#### APPROVED

#### B. Zoning Case SUP03-5R1 (QuikTrip - 4201 South Collins Street)

Application for approval of a revision to a Specific Use Permit for a gasoline service station and related convenience store, in order to install two additional gas pumps on approximately 1.719 acres zoned Business Park Overlay-Community Service (BP-CS) uses with Airport Overlay 2 (AP2) generally located south of East Interstate 20 Highway and east of South Collins Street

Jackie Reyff, Planning Project Manager I/Development, presented this case.

Present to speak in support of this case was Jake Petras, QuikTrip, 1120 North Industrial Boulevard, Euless. He stated that he would like to request a continuance because he thinks there is a good opportunity for them to work with Staff to bring back a substitute landscape plan to mitigate the issue.

Chair McGlaun stated that this case will be continued until Staff determines it is ready to come back before the Commission.

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 5:47 p.m.

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Chair

ATTEST:

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Secretary to the Commission  
APPROVED this 5th day of October 2011